

NEIGHBORHOOD VISIONING WORKSHOP

FIRST WARD REVITALIZATION STRATEGY



City of Binghamton
New York



Bergmann
associates
architects // engineers // planners



AGENDA

Welcome & Introductions

Presentation

- Overview of BOA program

- About the First Ward

Interactive exercise

- The First Ward “In a Word”



WELCOME

THE PROJECT TEAM

- **City of Binghamton**
- **Steering Committee**
- **NYS Department of State**
- **NYS Department of Environmental Conservation**
- **Consulting Team**
 - ✓ **Bergmann Associates**
 - ✓ **Camoin Associates**
 - ✓ **Herron Consulting**
 - ✓ **Bruce Harvey Consulting**

Bergmann Associates

Who we are:

- Planning
- Engineering
- Architecture

Our role:

- Planning & project management
- Water resources
- Transportation
- Landscape architecture
- Environmental assessment
- Engineering
- Website design

BERGMANN ASSOCIATES

About us:

- Planning
- Architecture
- Civil Engineering
- GIS
- Water Resources
- Transportation
- Land Development

Our Role:

- Community Outreach
- Engineering
- Site Development
- Land Use Planning
- Urban Design
- Transportation Planning

CAMOIN ASSOCIATES



About us:

- Economic development planning and evaluation
- Market and feasibility analysis
- Economic and fiscal impact analysis

Our Role:

- Retail and Light Industrial market analysis
- Housing needs assessment
- Implementation recommendations

HERRON CONSULTING



Who We Are

Senior Principals: 50+ years total experience

Economic Development Consulting

- Economic development strategies
- SWOT assessment / target industries
- Site assessments / certifications
- Redevelopment / revitalization studies (including brownfields)

Corporate Location Consulting

- Site selection for domestic & offshore clients
- Consolidation / relocation feasibility
- Labor market assessment
- Incentives negotiation
- Project implementation services

HERRON CONSULTING



Recent Projects

Lockport NY BOA

Target industries, business recruitment strategies, strategic sites assessments

Coweta Co. GA Development Authority

SWOT, target industry recommendations

Stone Mountain GA

SWOT, target industry recommendations, organizational assessment

US HUD; AmeriCorps; Office of Community Services

Panel chair / Grant reviews for competitive awards

Southwest Louisiana

Site Assessments for community investment

Ceramica del Conca

Site selection for ceramic tile manufacturing

Confidential company

Site selection for wind turbine manufacturing

AREVA

Site selection for nuclear components manufacturing

Past Clients

Georgia Power Co.	Kroger
City of Chicago	Maytag
BNSF Railway	Bowling Green KY
BMW	Port of So. Louisiana
AIG	Amsted Rail Group
Williams Int'l	Boeing
Empire State Dev. NY	Corning
City of Milwaukee	Lucent
AEP Pub. Service OK	Greensburg IN
Daimler	Quad Cities
CARE	Tractor Supply Co.
3M	ConAgra
Martinsville VA	Volvo
Port of Lk. Charles LA	Garlock
Entergy	
Ciba	

HERRON'S ROLE



1) Contribute to recommendations about the most fitting and appropriate uses for industrial properties in the Clinton Street Corridor and the St. Charles Business Park

- Apply our experience identifying sites that satisfy our corporate clients' logistics, workforce, operational, financial, and timing needs

2) Prepare business recruitment strategies

- Suggest target business segments for industry investment and jobs in the Clinton Street Corridor and the St. Charles Business Park
- Recommend strategies to recruit target industries/ businesses to these locations

3) Summarize incentive programs and other funding/ financial opportunities

4) Community participation activities

- Forums
- Stakeholder interviews

BRUCE HARVEY

About Bruce Harvey:

- Historic preservation specialist

Role:

- National Register Nominations





OVERVIEW OF THE BOA PROGRAM

WHAT IS THE BOA PROGRAM?

Financial and technical assistance to complete area-wide planning efforts to support **neighborhood revitalization** in areas that have been impacted by the presence of brownfields and underutilized sites.

WHAT IS A BROWNFIELD AREA?

The impacts of brownfield and underutilized sites extend beyond property lines and become a hindrance to community vitality. The surrounding area is a brownfield opportunity area.


WHAT ARE THE BENEFITS OF A BOA?

- **Community-based plan**
- **Foster development-friendly climate**
- **Master plan Phased implementation approach**
- **Funding strategy**
- **Streamlined development process**
- **Step 3 Funding**

THREE STEP PROGRAM


Step 1: Pre-Nomination Phase

Preliminary understanding of study area to identify opportunities / constraints.



Step 2: Nomination Phase

In-depth planning level studies and analysis aimed at furthering redevelopment/revitalization projects.



Step 3: Implementation Strategy

Detailed strategies for achieving vision of the BOA, including Site Assessments.



STEP 1: THE PRE-NOMINATION STUDY

- Completed in February 2010
- Preliminary analysis
- Preliminary vision, goals and objectives
- Strategic opportunities

A photograph of a residential street with a row of houses. The houses are two stories high with various siding and colors. A sidewalk runs along the front of the houses, and a road is visible on the right. The image is slightly faded to allow text to be overlaid.

STEP 1:

FOCUS AREAS

- **Charles Street Business Park**
- **Clinton/Glenwood Corridors**
- **Flooding**
- **Housing needs**
- **Public realm**

ELEMENTS OF THE REVITALIZATION STRATEGY

1. Vision Refinement
2. Existing Physical Conditions
3. Economic and Market Trends
4. Identification of Opportunities/Constraints
5. Projects, Policies and Recommendations
6. Implementation Strategy

**Tailoring the
Project to the
First Ward**

REINVESTMENT

- Charles Street Business Park
- Clinton Street
- Glenwood Avenue



NEIGHBORHOOD STABILIZATION

- New housing products
- Housing rehabilitation
- Flooding and housing



PUBLIC REALM

- Parking
- Streetscapes
- Gateways
- Wayfinding



FLOODING

- Floodplain boundaries
- Implications for development
- Mitigation strategies

CHARLES STREET BUSINESS PARK.

- New business attraction
- Marketing and collateral
- Partnerships and collaboration



HISTORIC PRESERVATION

A faded background image of a two-story historic house. The house has light blue siding, a white porch with decorative columns and railings, and a double door with glass panels. The house is set on a lawn with some shrubs and a sidewalk in the foreground.

- Preserving important structures
- Interpretation
- Celebrating the past

ENVIRONMENTAL SITE ASSESSMENTS

- Understand opportunities and constraints for redevelopment





THE FIRST WARD: WHAT WE'VE LEARNED



THE FIRST WARD TODAY



**People &
Neighborhoods**



**Industry &
Jobs**



Recreation

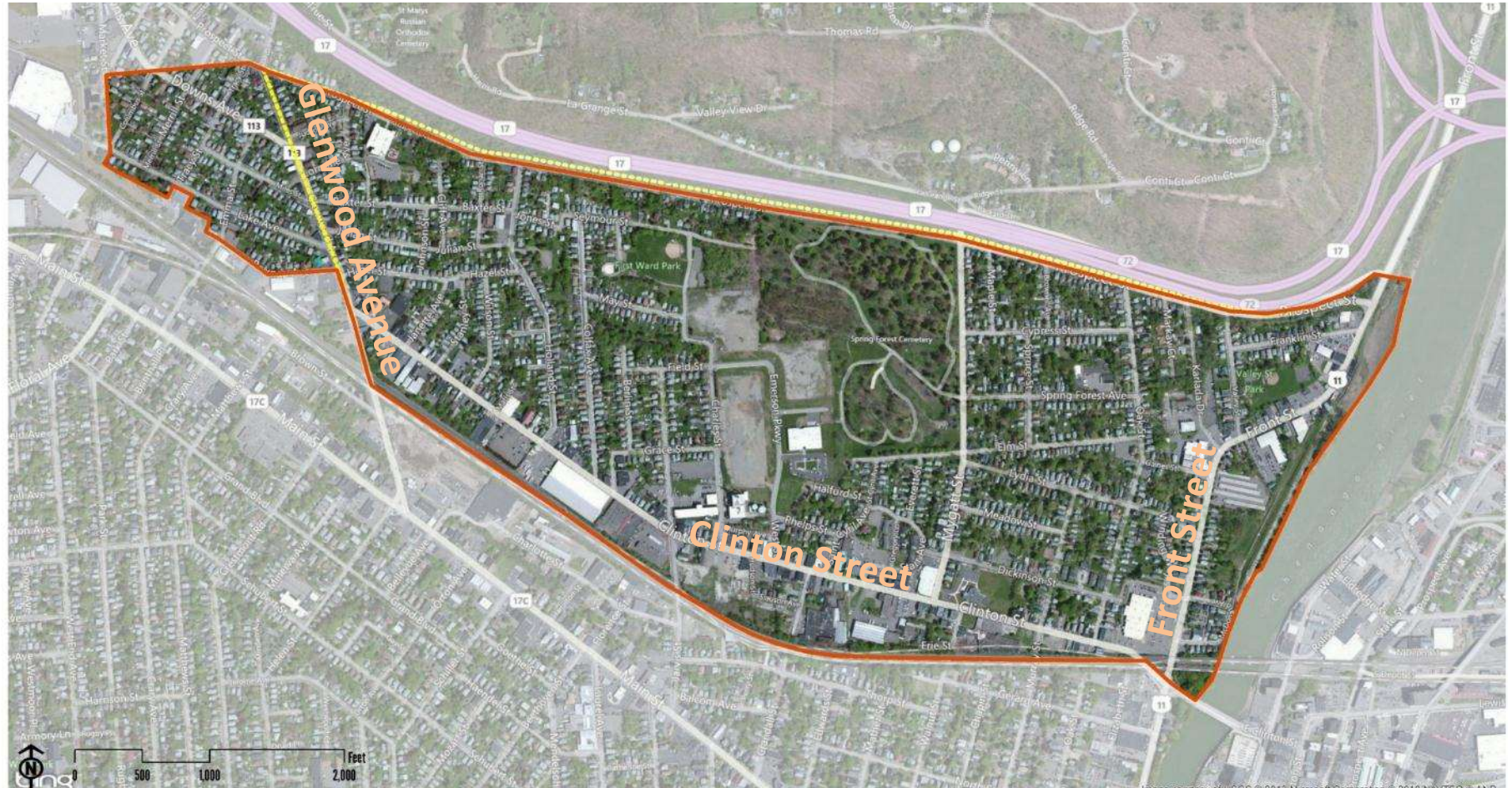


**Antiques
Row**



**Culture &
Heritage**

PROJECT BOUNDARY

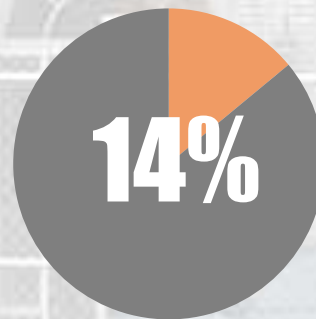


1,886 PARCELS / 506 ACRES

PEOPLE

5,179

Residents in the
First Ward



of the city's
population

PEOPLE:

MEDIAN AGE

41.6 YRS

FIRST WARD



35.8 YRS

CITY OF BINGHAMTON



PEOPLE:

COLLEGE EDUCATION

8%
FIRST WARD

12%
CITY OF BINGHAMTON

14%
BROOME COUNTY



PEOPLE:

HOUSEHOLD INCOME

\$25,247
FIRST WARD

\$30,206
CITY OF BINGHAMTON

\$45,619
BROOME COUNTY



PEOPLE: UNEMPLOYMENT

14%
FIRST WARD

7.5%
CITY OF
BINGHAMTON

7.5%
BROOME COUNTY



PEOPLE:

ETHNIC ORIGIN

Irish
15%

Italian
13%

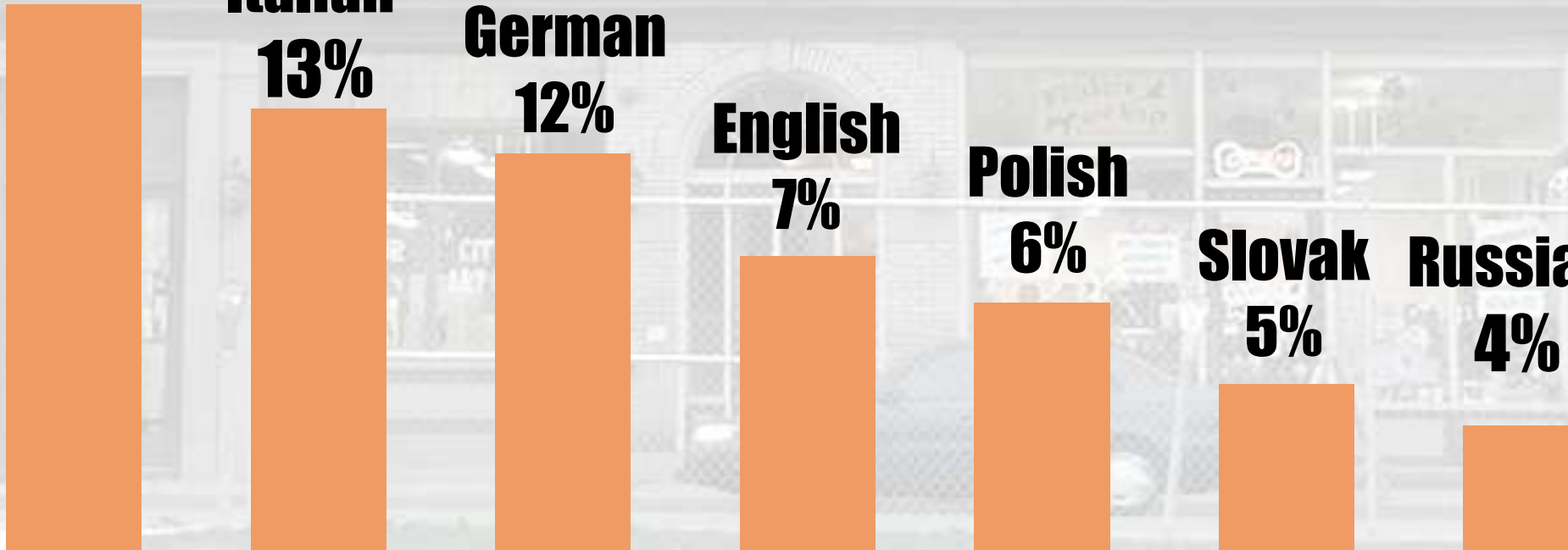
German
12%

English
7%

Polish
6%

Slovak
5%

Russian
4%



PEOPLE:

RACIAL MAKE-UP

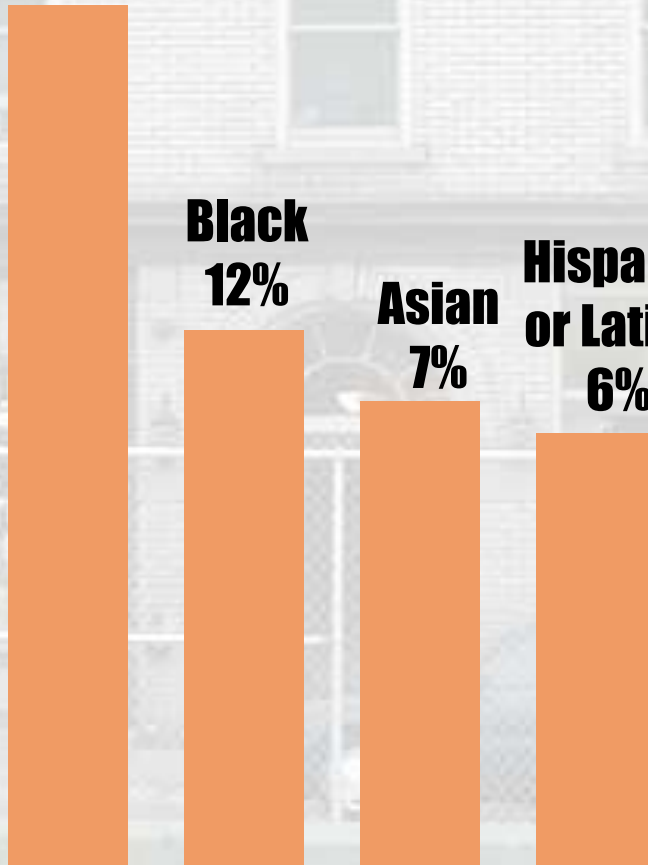
FIRST WARD & BINGHAMTON

White
78%

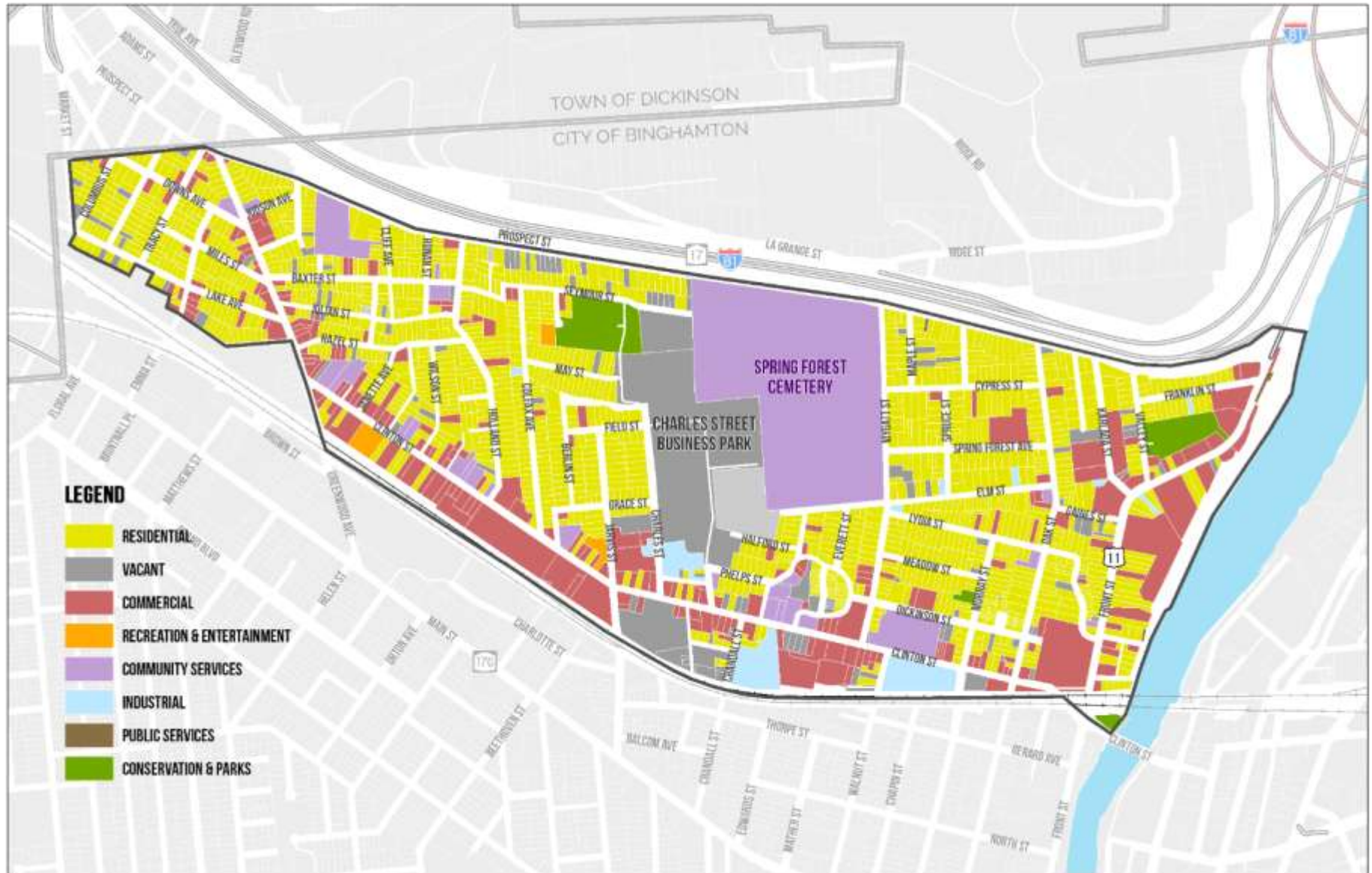
Black
12%

Asian
7%

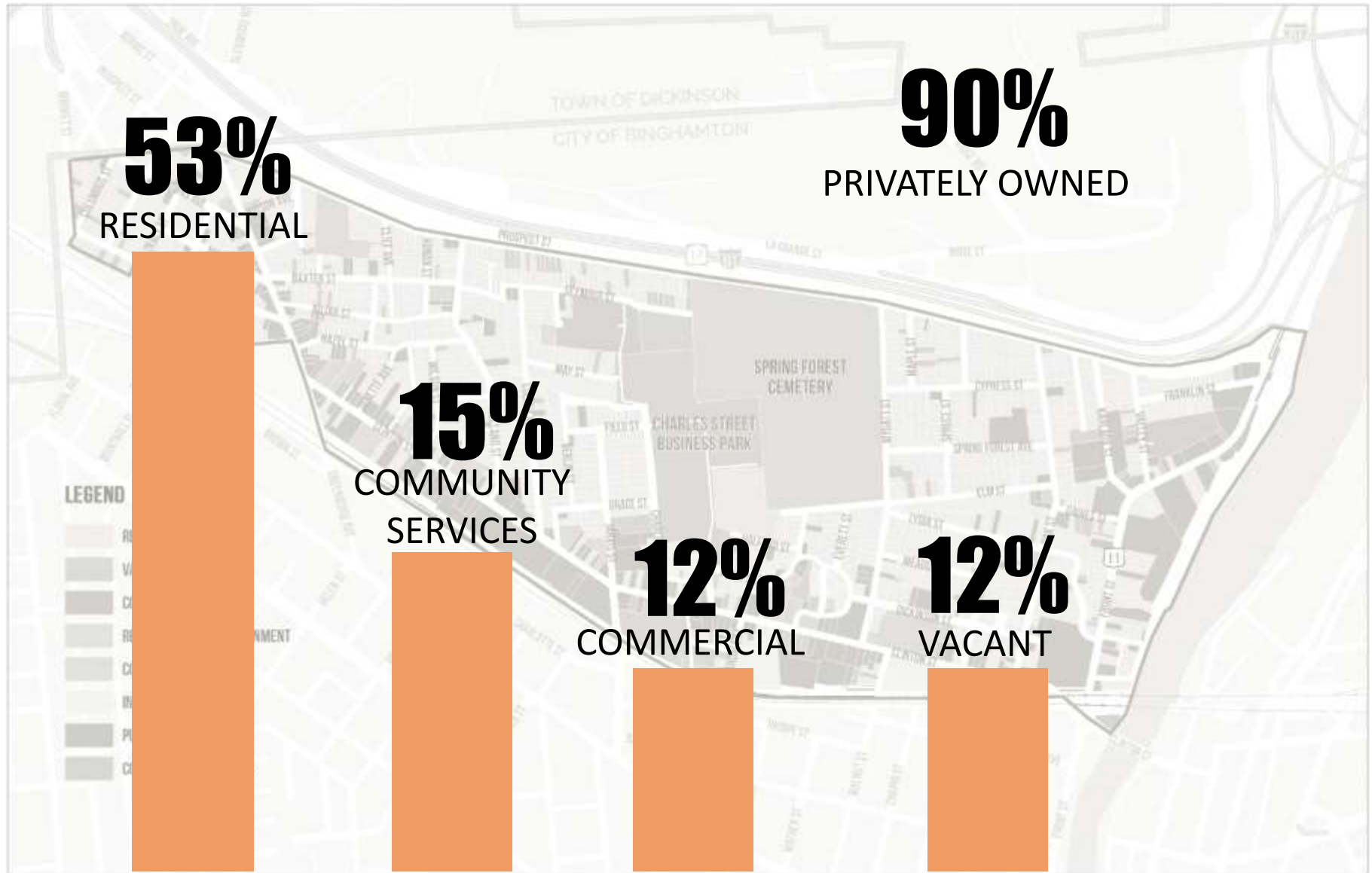
**Hispanic
or Latino**
6%



LAND USE



LAND USE



LAND USE:

HOUSING TYPES



52%
SINGLE-FAMILY



5%
VACANT
(no structure)

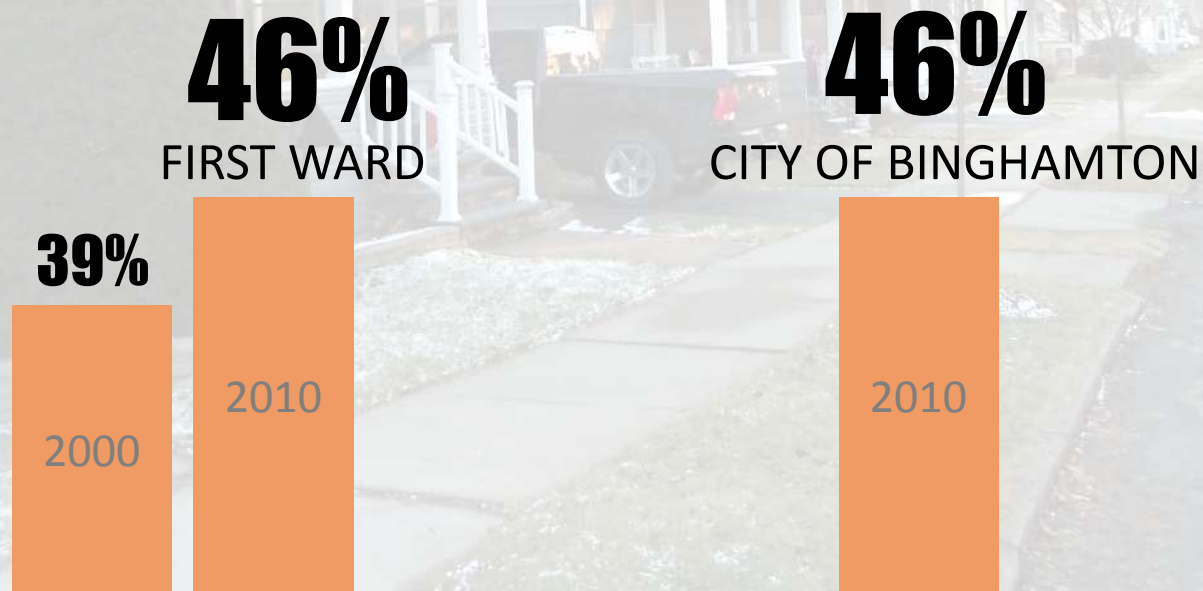


10%
MIXED RES
& COMM



32%
MULTI-FAMILY

LAND USE: OWNERSHIP TRENDS



LAND USE: HOUSING VALUE

\$63,350

FIRST WARD



\$84,500

CITY OF BINGHAMTON



LAND USE:

COMMERCIAL & INDUSTRIAL



12%
COMMERCIAL



2%
INDUSTRIAL



THE NEIGHBORHOOD:

HISTORIC RESOURCES



**Anscos Company Factory
Buildings**



**Saints Cyril and Methodius
Slovak Roman Catholic School**

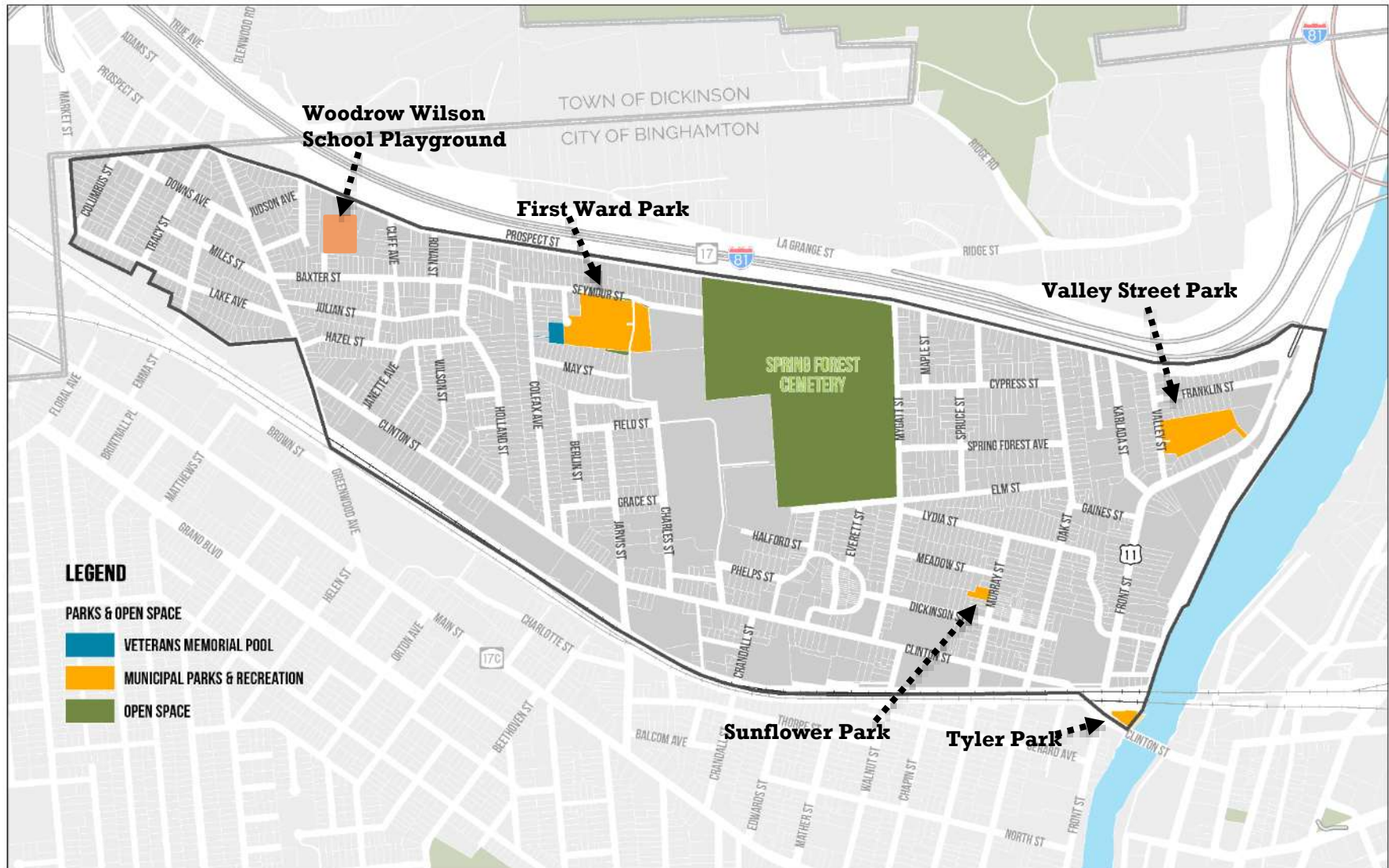


Bruun & Co./Afga Anscos, No. 99



Marlborough Building

THE NEIGHBORHOOD: PARKS



THE NEIGHBORHOOD: **PARKS**



First Ward Park

Playground
Softball field (lights)
Pool



Valley Street park

Playground
Softball field (lights)
Tennis courts



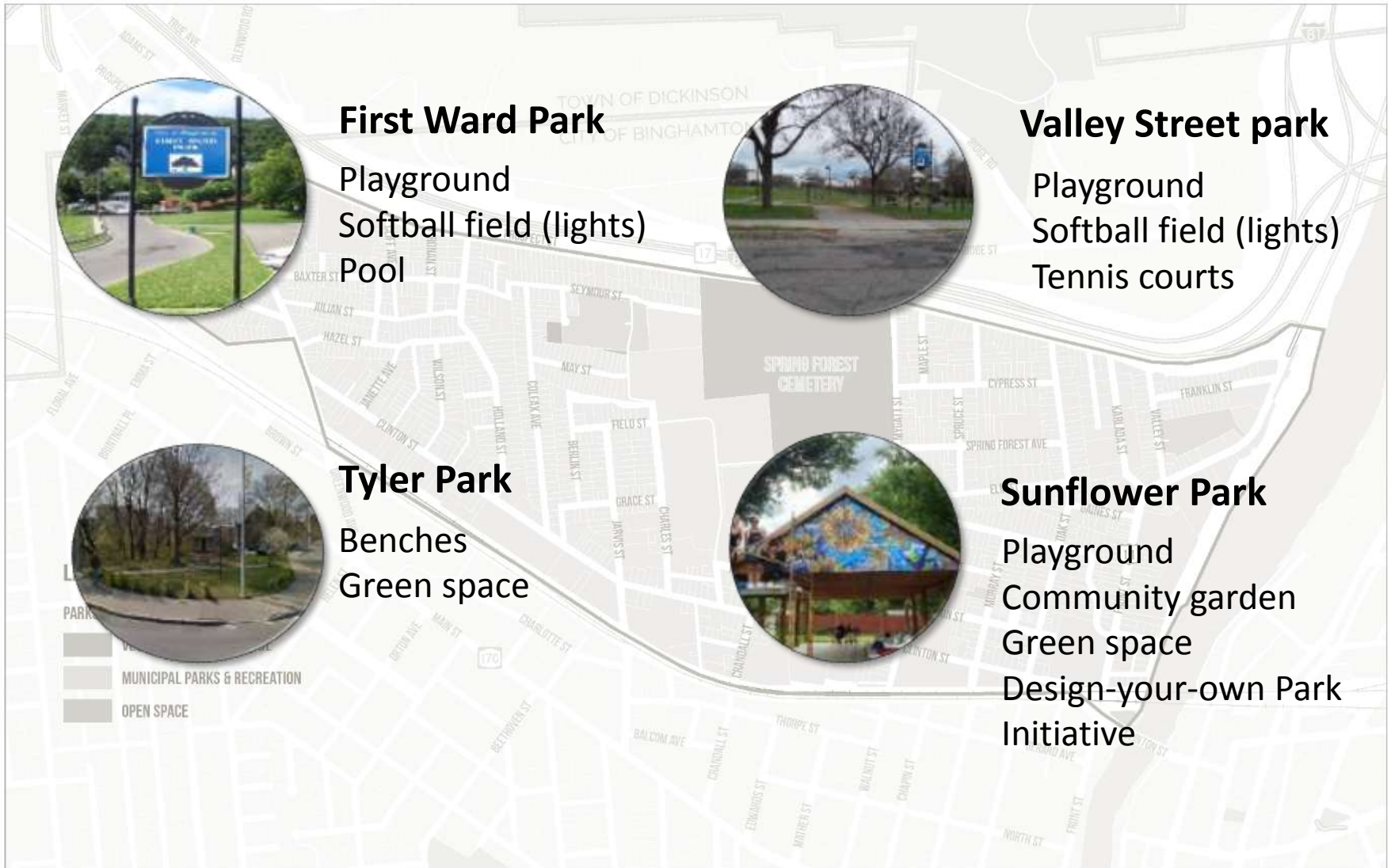
Tyler Park

Benches
Green space

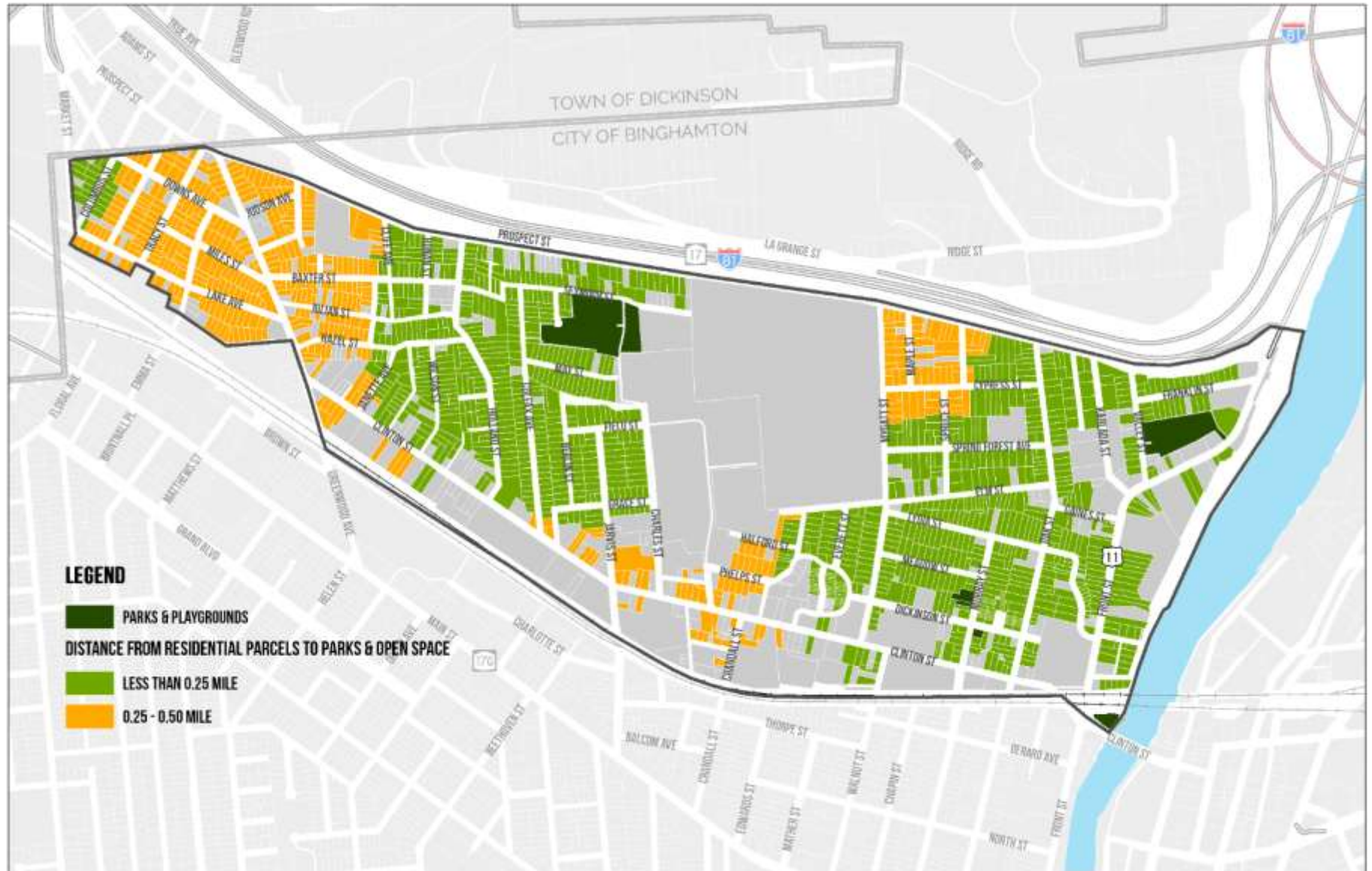


Sunflower Park

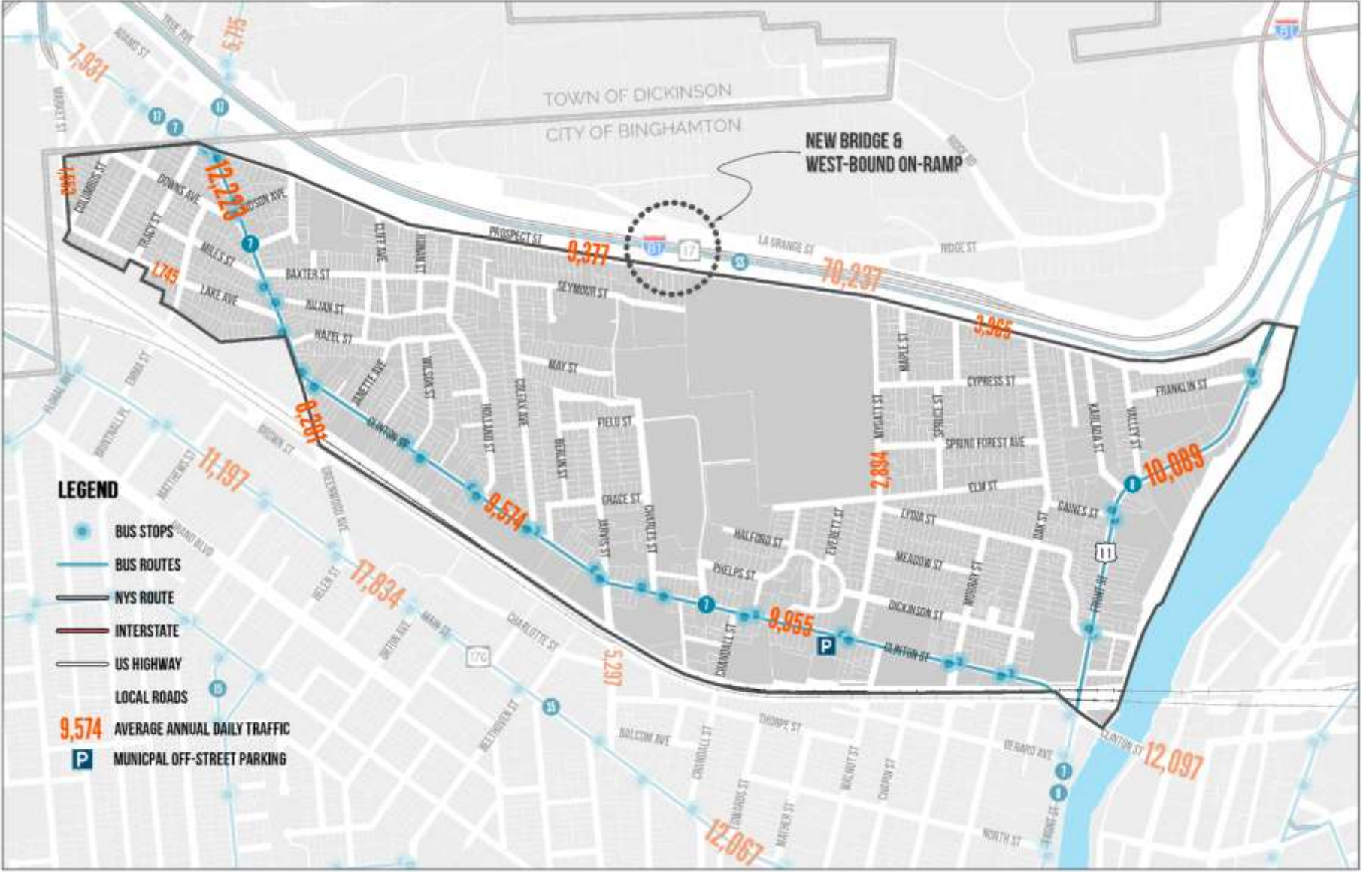
Playground
Community garden
Green space
Design-your-own Park
Initiative



THE NEIGHBORHOOD: ACCESS



Symbol	Description
Blue dot	BUS STOPS
Blue line	BUS ROUTES
Thick black line	NYS ROUTE
Red line	INTERSTATE
Thin black line	US HIGHWAY
Thin grey line	LOCAL ROADS
Orange number	AVERAGE ANNUAL DAILY TRAFFIC
P in a blue square	MUNICIPAL OFF-STREET PARKING



THE NEIGHBORHOOD:

UNDERUTILIZED SITES



LEGEND

POTENTIAL BROWNFIELD

NEXT STEPS.

- **March 20**

- Project Advisory Committee Meeting #3

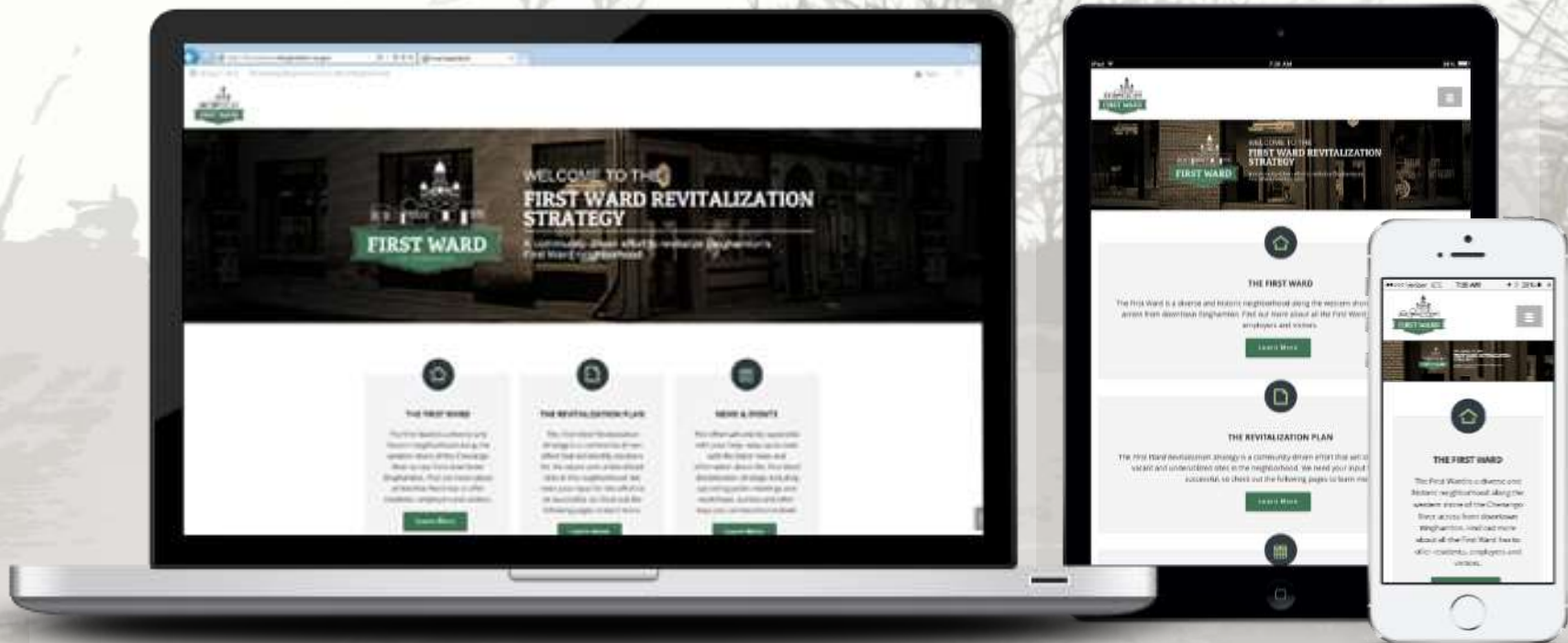
- **March - June 2014**

- Technical Analysis

- **June 2014**

- Public Design Workshop


VISIT THE PROJECT WEBSITE.



<http://firstwardboa.binghamton-ny.gov/>

SIGN UP FOR UPDATES.

- Stay involved and informed!
- Sign up for project updates
- Provide comments and feedback
- Tell your friends!



REVITALIZATION STRATEGY

The *First Ward Revitalization Strategy* is a community-driven effort to revitalize Binghamton's First Ward neighborhood. If you would like to receive email updates regarding this effort, please complete the form provided below.

Any email address provided herein will not be used for any other purpose than to provide you with email updates about the First Ward Revitalization Strategy.

* indicates required

Email Address

First Name

Last Name

[Subscribe to list](#)

MailChimp

<http://firstwardboa.binghamton-ny.gov/>

TAKE THE SURVEY.

- Tell us what you think!

The image shows a screenshot of a web-based survey titled "First Ward Revitalization Strategy Neighborhood Visioning Survey". The survey is hosted by the City of Binghamton and the First Ward Board of Advisors (FWBOA). The survey is divided into sections, with the first section titled "Welcome!". The survey is estimated to take 5-10 minutes to complete. The survey is voluntary and anonymous. The survey is being conducted by the City of Binghamton's Sustainable Development Manager, who can be contacted at mlenoch@cityofbinghamton.com. The survey is available at <http://firstwardboa.binghamton-ny.gov/>. The survey asks respondents to provide their thoughts on the revitalization strategy. The survey includes a list of potential improvements that respondents can select. The list includes: More affordable housing, Improved safety, Parks, playgrounds and recreational amenities, Cultural/historic amenities, More retail and services, Industrial development, Jobs, Senior services and programs, Flood protection, Repurposing vacant properties, Entertainment/recreational options, None, and Other (please specify). Respondents are asked to choose 3 improvements that are most needed. The survey includes a "Next" button to proceed to the next section.

First Ward Revitalization Strategy Neighborhood Visioning Survey

City of Binghamton
First Ward Board of Advisors

Welcome!

The City of Binghamton is working with First Ward community organizations to develop a revitalization strategy for the neighborhood. Your feedback is important for the planning process.

Please take a moment to tell us your thoughts about the

Estimated time to complete: 5-10 minutes

This survey is voluntary and anonymous. If you have an Sustainable Development Manager at the City of Binghamton, please contact mlenoch@cityofbinghamton.com

For more information about the First Ward Revitalization Strategy, please visit <http://firstwardboa.binghamton-ny.gov/>

3. Which IMPROVEMENTS are most needed? (Choose 3)

- ☐ More affordable housing
- ☐ Improved safety
- ☐ Parks, playgrounds and recreational amenities
- ☐ Cultural/historic amenities
- ☐ More retail and services
- ☐ Industrial development
- ☐ Jobs
- ☐ Senior services and programs
- ☐ Flood protection
- ☐ Repurposing vacant properties
- ☐ Entertainment/recreational options
- ☐ None
- ☐ Other (please specify)

Next

<http://firstwardboa.binghamton-ny.gov/>



WHAT IS YOUR VISION?





IN A WORD...

(OR A PICTURE)

**WHAT IS THE FIRST
WARD'S...**

...GREATEST STRENGTH?

(GREEN PAPER)



**WHAT IS THE
FIRST WARD'S...**

**...MOST NEEDED
IMPROVEMENT?**

(ORANGE PAPER)



**HOW WOULD YOU LIKE TO
BE ABLE TO DESCRIBE THE
FIRST WARD...**

...IN 20 YEARS?

(YELLOW PAPER)





FIRST WARD

CITY OF BINGHAMTON

THANK YOU!



City of Binghamton
New York



Bergmann
associates
architects // engineers // planners